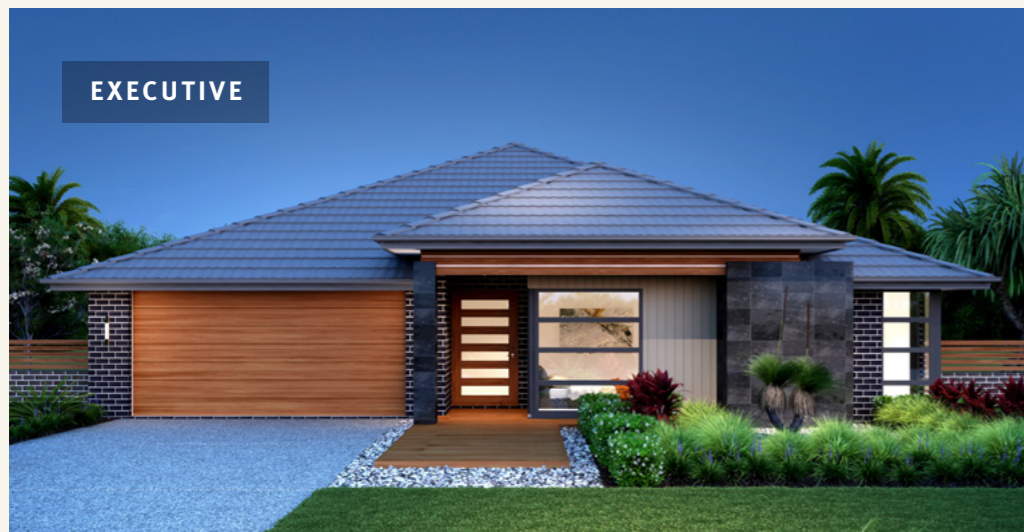


# The Iluka.



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G.J. Gardner. HOMES



**Allow yourself to imagine the lifestyle you've always wanted, in the home you deserve!**

Standing out from the crowd, this home is a breath of fresh air which has clearly been designed to impress. Iluka Designs, exclusive to G.J. Gardner Homes, provides four separate living zones making it effortlessly cater for all members of the family. A well-appointed kitchen and a butler's pantry create a natural entertaining hub which partners with a family and lounge room opening onto a huge alfresco. Taking inspiration from the simple pleasures in life, Iluka prioritises stylish interiors, sublime connections to the outdoors and lets you easily enjoy life just the way it should be lived.

Images may depict fixtures, finishes and features not supplied by G.J. Gardner Homes. These items include planter boxes, retaining walls, water features, pergolas, screens and decorative landscaping items such as fencing and outdoor kitchens and barbecues.

**Features:**

- + 4 living zones
- + Lifestyle alfresco
- + Walk-in pantry
- + Separate study

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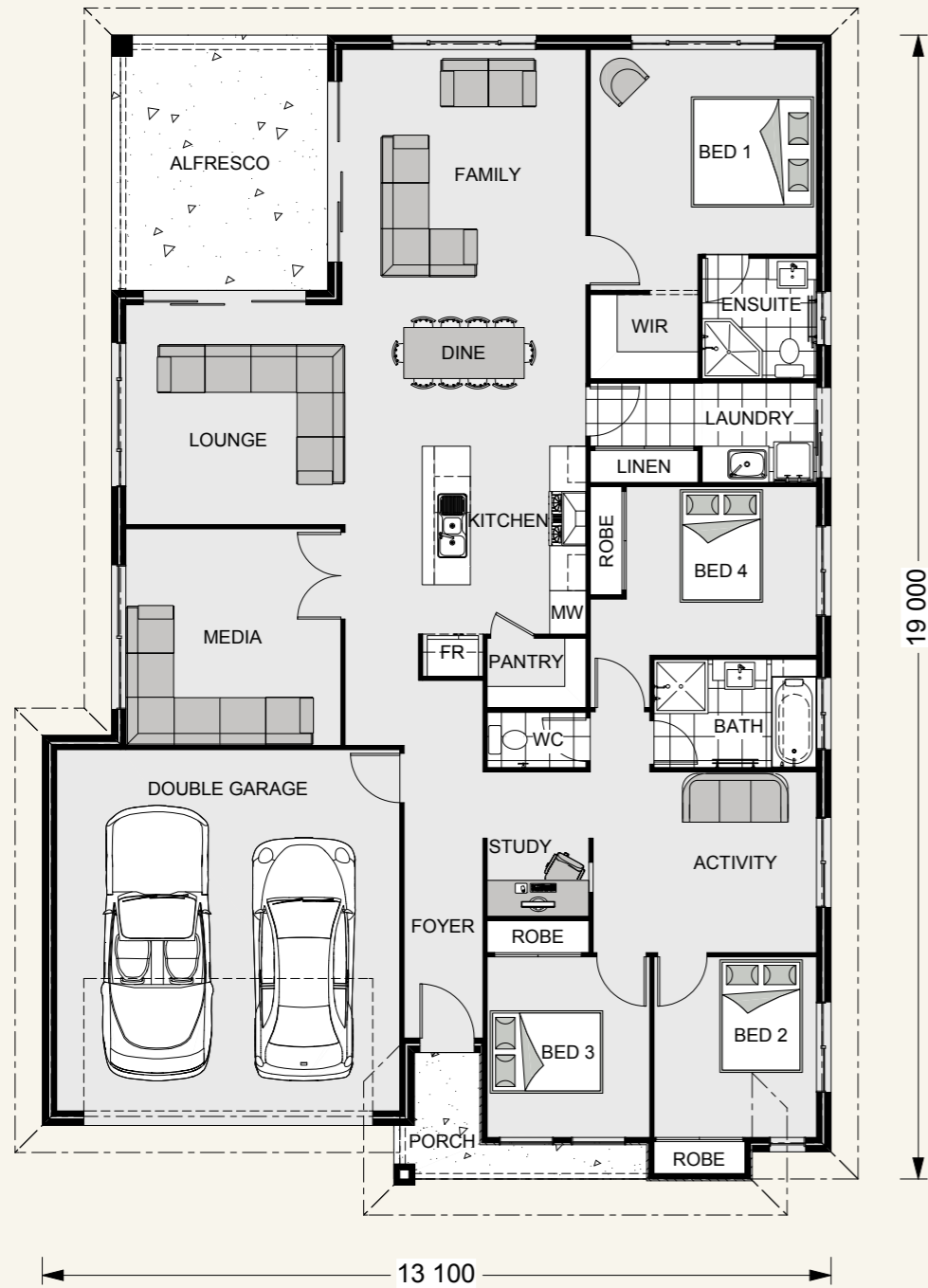
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# Iluka 230.



<b>Floor sizes - Resort Façade</b>	Alfresco:	15.2 m <sup>2</sup>	
Living:	172.6 m <sup>2</sup>	Porch:	4.3 m <sup>2</sup>
Garage:	37.6 m <sup>2</sup>	<b>Total:</b>	<b>229.7 m<sup>2</sup></b>

Suits standard lot width: 14m +

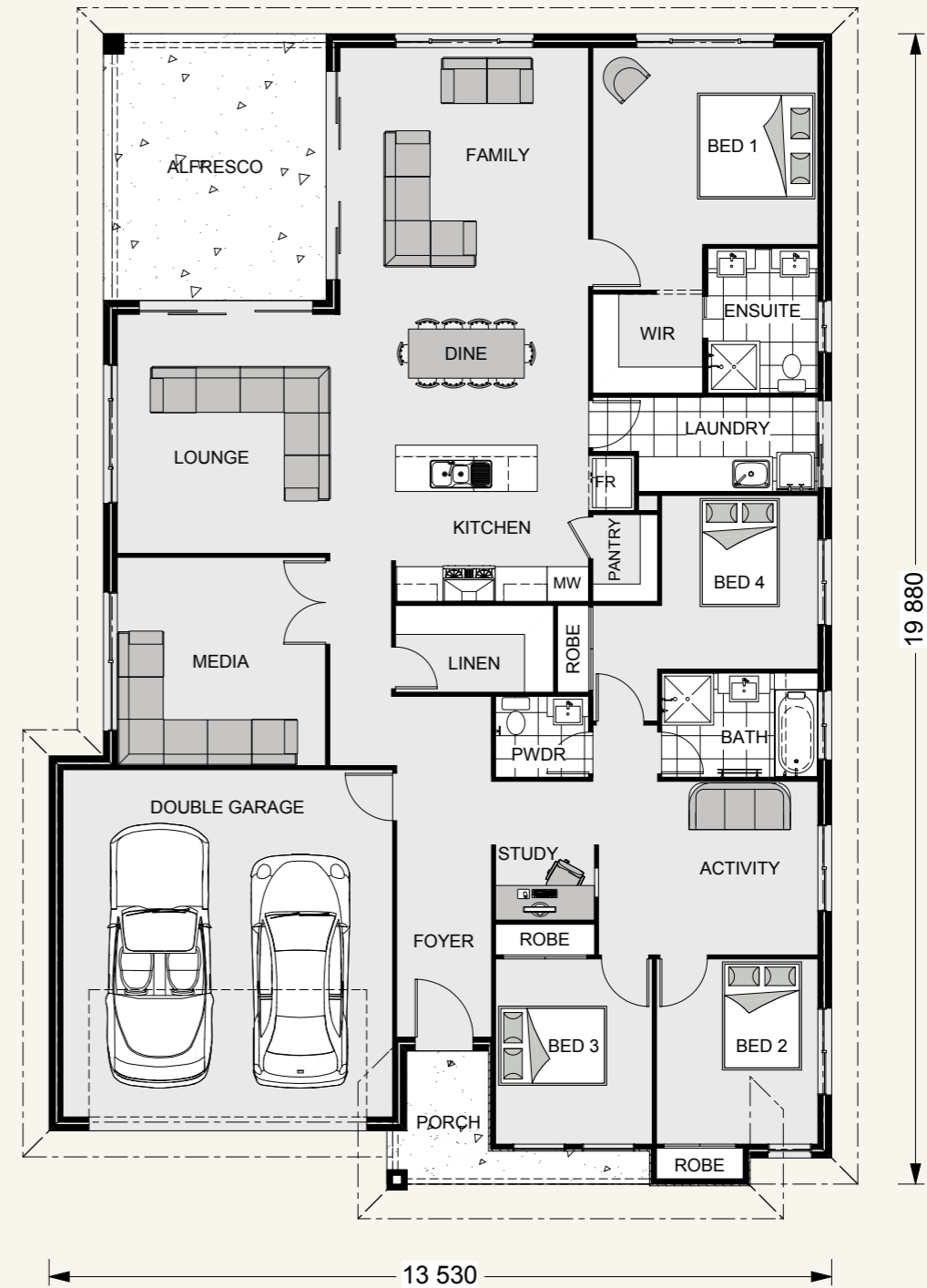


# Iluka 251.



<b>Floor sizes - Resort Façade</b>	Alfresco:	17.7 m <sup>2</sup>	
Living:	190.6 m <sup>2</sup>	Porch:	5.3 m <sup>2</sup>
Garage:	37.6 m <sup>2</sup>	<b>Total:</b>	<b>251.2 m<sup>2</sup></b>

Suits standard lot width: 15m +



# Iluka 276.



<b>Floor sizes - Resort Façade</b>	Alfresco:	18.9 m <sup>2</sup>	
Living:	207.8 m <sup>2</sup>	Porch:	10.8 m <sup>2</sup>
Garage:	38.9 m <sup>2</sup>	<b>Total:</b>	<b>276.4 m<sup>2</sup></b>

Suits standard lot width: 18m +

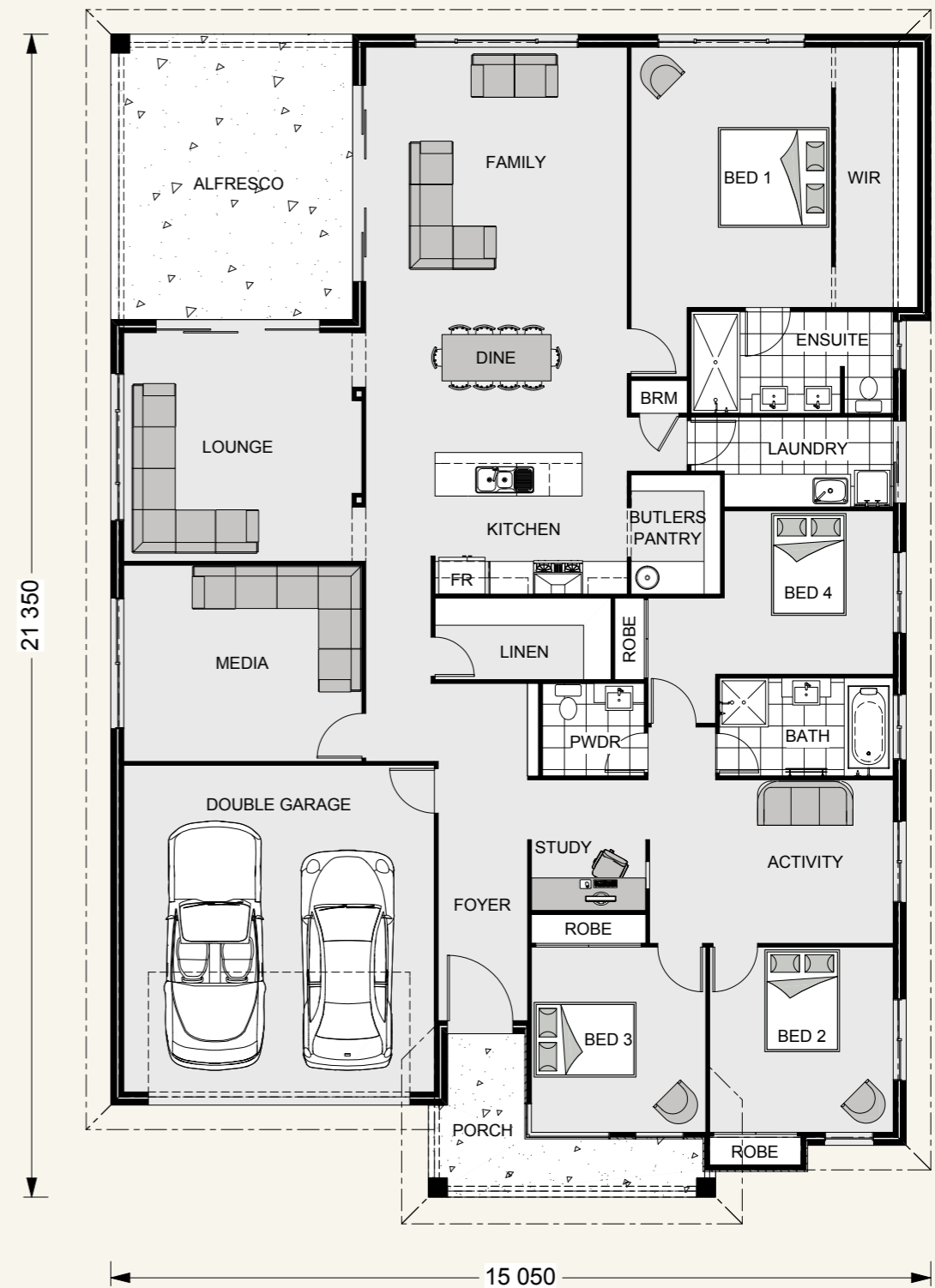


# Iluka 302.



<b>Floor sizes - Resort Façade</b>	Alfresco:	23.6 m <sup>2</sup>	
Living:	232.0 m <sup>2</sup>	Porch:	8.6 m <sup>2</sup>
Garage:	37.4 m <sup>2</sup>	<b>Total:</b>	<b>301.6 m<sup>2</sup></b>

Suits standard lot width: 18m +





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